
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	745 10th Street NE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	May 5, 2022	<input checked="" type="checkbox"/> New Construction
Case Number:	22-243	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jennifer May seeks concept review for a two-story garage with roof deck at a property located in the Capitol Hill Historic District.

Property Description

745 10th St SE was built in 1971. At the rear is fenced rear yard. Along the alley are a mix of one- and two-story garages, fenced rear yards, and parking pads.





Proposal

The new two-story garage would be almost fourteen feet wide, twenty-two feet deep, and twenty-two feet tall. The uppermost three-and-a-half feet would be a parapet to shield the roof deck. The garage would be clad in brick on all elevations. At the alley-facing elevation, the first story would be dominated by a garage door paired with a pedestrian door under a brick rowlock header. The second story would have three two-over-two windows under brick rowlock headers with brick sills. There would be a brick soldier course between the second story and the cornice, and the cornice would have stepped brick corbels. The side elevations would both be visible and would continue the brick soldier course along the top.

Evaluation

HPO Staff and the Historic Preservation Review Board have not generally supported two story alley buildings having a roof deck. However, the careful design of this project has compatibly incorporated this feature, resulting in a building height and proportions that are consistent with historic two-story carriage houses.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal